

142.0

0005

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

832,600 / 832,600

USE VALUE:

832,600 / 832,600

ASSESSED:

832,600 / 832,600



PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		IROQUOIS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: REESE AMY K &	
Owner 2: POWERS LEE F	
Owner 3:	

Street 1: 11 IROQUOIS RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: COSTA MICHAEL J & DAWN -

Owner 2: -

Street 1: 11 IROQUOIS RD

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 5,500 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1923, having primarily Aluminum Exterior and 1609 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5500		Sq. Ft.	Site		0	80.	1.06	9									468,002						468,000	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		5500.000	364,600		468,000	832,600			91894
							GIS Ref		
							GIS Ref		
							Insp Date		
							07/14/20		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	359,200	0	5,500.	468,000	827,200	827,200	Year End Roll	12/18/2019
2019	101	FV	272,900	0	5,500.	438,700	711,600	711,600	Year End Roll	1/3/2019
2018	101	FV	272,900	0	5,500.	362,700	635,600	635,600	Year End Roll	12/20/2017
2017	101	FV	272,900	0	5,500.	333,400	606,300	606,300	Year End Roll	1/3/2017
2016	101	FV	270,700	0	5,500.	304,200	574,900	574,900	Year End	1/4/2016
2015	101	FV	255,900	0	5,500.	298,300	554,200	554,200	Year End Roll	12/11/2014
2014	101	FV	214,300	0	5,500.	277,300	491,600	491,600	Year End Roll	12/16/2013
2013	101	FV	214,300	0	5,500.	263,800	478,100	478,100		12/13/2012

Parcel ID 142.0-0005-0002.0

!11017!

PRINT

Date

Time

12/11/20 01:14:05

LAST REV

Date

Time

07/15/20 09:09:35

danam

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COSTA MICHAEL J	67919-46		8/30/2016		706,000	No	No		
MURPHY JOSEPHIN	63854-478		7/1/2014		604,000	No	No		
	11369-314		1/1/1901	Family		No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/18/2019	1462	Re-Roof	44,948					
8/29/2019	1337	Dormers	27,700	O				

ACTIVITY INFORMATION

Date	Result	By	Name
7/14/2020	Measured	DGM	D Mann
3/28/2018	Inspected	BS	Barbara S
2/19/2018	MEAS&NOTICE	HS	Hanne S
3/9/2017	SQ Returned	EMK	Ellen K
5/14/2015	SQ Returned	MM	Mary M
11/5/2008	Meas/Inspect	355	PATRIOT
12/2/1999	Inspected	263	PATRIOT
11/23/1999	Mailer Sent		
11/16/1999	Measured	256	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA

____/____/____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 15 - Old Style				Full Bath: 1	Rating: Good							5	FFL						
Sty Ht: 2 - 2 Story				A Bath:	Rating:							8			24				
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 2 - Conc. Block				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath: 1	Rating: Good														
Prime Wall: 3 - Aluminum				A HBth:	Rating:														
Sec Wall:		%		OthrFix:	Rating:														
Roof Struct: 1 - Gable				OTHER FEATURES															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good														
Color: YELLOW				A Kits:	Rating:														
View / Desir:				Fpl: 1	Rating: Good														
GENERAL INFORMATION				WSFlue:	Rating:														
Grade: C+ - Average (+)				CONDOS INFORMATION															
Year Blt: 1923	Eff Yr Blt:			Location:															
Alt LUC:		Alt %:		Total Units:															
Jurisdct: G15		Fact: .		Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD				Phys Cond: GD - Good	18.	%		No Unit	RMS	BRS	FL								
Prim Int Wall: 6 - Average				Functional:				1	6	3									
Sec Int Wall:		%		Economic:															
Partition: T - Typical				Special:															
Prim Floors: 3 - Hardwood				Override:															
Sec Floors:		%		Total:	18.6	%		Totals											
Bsmnt Flr: 12 - Concrete								1	6	3									
Subfloor:				CALC SUMMARY				COMPARABLE SALES				SUB AREA							
Bsmnt Gar:				Basic \$ / SQ:	130.00			Rate	Parcel ID	Typ	Date	Sale Price							
Electric: 2 - Good				Size Adj.: 1.30257916															
Insulation: 2 - Typical				Const Adj.: 0.99980003															
Int vs Ext: S				Adj \$ / SQ: 169.301															
Heat Fuel: 2 - Gas				Other Features: 87250															
Heat Type: 3 - Forced H/W				Grade Factor: 1.10															
# Heat Sys: 1				NBHD Inf: 1.00000000															
% Heated: 100		% AC:		NBHD Mod:															
Solar HW: NO		Central Vac: NO		LUC Factor: 1.00															
% Com Wall		% Sprinkled:		Adj Total: 447944															
				Depreciation: 83318				Juris. Factor: 1.00		Before Depr: 186.23									
				Deprecated Total: 364626				Special Features: 0		Val/Su Net: 143.77									
								Final Total: 364600		Val/Su SzAd: 226.60									
MOBILE HOME				Make:			Model:		Serial #:		Year:		Color:						
SPEC FEATURES/YARD ITEMS				PARCEL ID 142.0-0005-0002.0															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y		16X10	A	AV	1990		0.00	T	23.2	101						
More: N				Total Yard Items:				Total Special Features:				Total:				IMAGE			
AssessPro Patriot Properties, Inc																			